

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
RESOLUTION**

BE IT RESOLVED by the Metropolitan Shreveport Zoning Board of Appeals, this the 8th day of August, 2012, after having earlier been considered at a public hearing in the Government Plaza Chamber at City Hall, Shreveport, Caddo Parish, LA, CASE NO. BAC-57-12, Appeal by RYAN REYNOLDS for approval of a Special Exception Use, a variance of 10 feet in the rear yard setback, in an R-1D, Urban One Family Residence District to permit a secondary residential structure (for immediate family member) on the east 20 feet of Lot 3 and the west 40 feet of Lot 4 Block F, College Hill Subdivision, Shreveport, Caddo Parish, LA, located on the south side of Ockley, 450 feet east of Creswell.

NOW, THEREFORE, it is the decision of this Board that in CASE NO. BAC-57-12, as set out and described above, be and the same is hereby approved as submitted subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing that materials to be used are architecturally similar to the primary structure in appearance, and indicating that there will be no net increase in storm water run-off on this property. Revised plan shall be submitted to and approved by the Planning Director, with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.

BE IT FURTHER RESOLVED, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this resolution which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS

BY: _____
Charles H. Kirkland, Executive Director

BAC-57-12
Ryan R. Reynolds

ZONING BOARD OF APPEALS
LAND USE REPORT – AUGUST 8, 2012

APPEAL
District: 4/Linn District: C/O Jenkins

nm

CASE NO: BAC-57-12: 619 Ockley Dr.
APPLICANT: RYAN R. REYNOLDS
LAND OWNER: Same
LOCATION: South side of Ockley Dr. 450' east of Creswell Ave.
ZONING: Special Exception Use & a variance in the rear yard setback in an R-1D District
PROPOSED: Secondary Residential Structure (for parents)

GENERAL INFORMATION:

- Applicant is requesting a Special Exception use approval for a secondary residence with a 10-foot variance in the 15-foot rear yard setback.
- The proposed residence is for both of the wife's parents.
- R-3, multi-family zoning, is found on the north side of Ockley across the street from this site. The zoning line runs down the middle of Ockley at this point. Houses on the north are zoned R-3; houses on the south are zoned R-1D.
- R-3 zoning for the south side of Ockley starts 2 lots west this site and runs west to Line Avenue.
- Approval of a secondary residential structure would set precedence for the R-1D portion of this neighborhood.
- According to neighbors, drainage in this area is already a problem and especially for the lot to the rear of the site. Allowing the proposed residence to be constructed 5 feet from the rear property line could negatively impact this existing situation.

SITE PLAN CONSIDERATIONS:

- The site has 13,000 square feet with the existing primary residence of 2,750 square feet. The proposed secondary residence is 840 square feet.
- The secondary residence is 5' off of the rear property line requiring a **rear variance of 10'**.
- There are 4 parking spaces on the site.

PUBLIC'S ASSESSMENT

1 spoke in support; 3 spoke in opposition.

BOARD'S DECISION

The Board voted unanimously to approve a Special Exception Use and a variance of 10' in the rear yard setback to permit a secondary residential structure (for immediate family member), subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing that materials to be used are architecturally similar to the primary structure in appearance, and indicating that there will be no net increase in storm water run-off on this property. Revised plan shall be submitted to and approved by the Planning Director, with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Zoning Board of Appeals approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

Special Exception Use approvals expire within 1 year if the property is not developed for the approved use.

BAC-57-12

Dudley

Creswell

Cecile

R-3

Ockley

College

Longleaf

R-1D

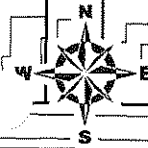
R-1D

500 Ft.

**Notification
Area**

Creswell

Unadilla



1 Inch = 200 Feet

Area Reference Map

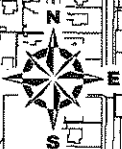
New York City

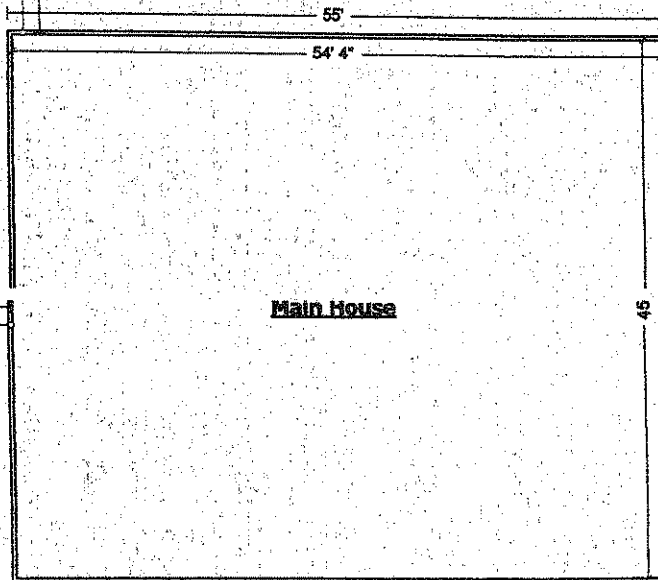
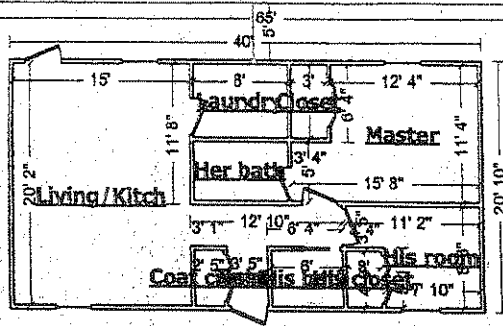
Ockley

Quebec Park

Bay of Fundy

Compass Rose: N, S, E, W





Scale: 1/16" = 1'

BAC- 57 - '12

APPLICATION:

☒ CITY CASE☐ PARISH CASE

APPLICANT'S NAME:

Ryan R. Reynolds

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

619 Oakley Dr. Shreveport, La 71106

MAILING ADDRESS FOR ALL CORRESPONDENCE:

PHONE:

(318) 564-9406

(between 8:00 & 5:00)

ZIP CODE:

71106

FAX:

SPECIAL EXCEPTION REQUEST:

☐ Church Use☐ Mobile Home☒ Secondary Residential Structure☐ Lounge☐ Package Liquor☐ Package Beer☐ Package wine & beer☐ Tavern (beer only)☐ *Restaurant with Liquor & Beer sales☐ *Restaurant with Beer sales only

* Please Note - Restaurant use requires that a minimum of 60% of total restaurant sales shall be from the sale of food with no more than 40% from the sale of alcohol and/or beer

☐ Other

Mother in law suite for elderly + ailing in laws

VARIANCE REQUEST:

☐ Front Yard☐ Side Yard☒ Rear Yard☐ Site Area☐ Parking☐ Hours of Operation☐ Other

We currently have parking space for (4) vehicles, while only using 2 spaces.

EXISTING ZONING:

R-ID

EXISTING USE:

PROPOSED USE:

Mother in law suite

ADDRESS OF SITE:

619 Oakley Dr. Shreveport, La. 71106

General block numbers will be sufficient for undeveloped property

ASSESSORS ACCOUNT NUMBER:

171318-027-0017-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION:

SEE DEED

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: **The property owner's signature is mandatory. ALL owners must sign.** All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Name

Ryan R. Reynolds

Name

619 Oakley Dr., Shreveport, La 71106

Name

Address

Ryan R. Reynolds

Address

Address

Signature

Ryan R. Reynolds

Signature

Signature

BAC-57-'12

**STATEMENT OF INTENT
VARIANCES AND SPECIAL EXCEPTIONS**

APPLICANT'S NAME: Ryan Reynolds

REASON FOR EXCEPTION OR VARIANCE (be specific): My mother in law & father in law are both in their 70's with failing health. My wife & I want them close by so we can look after them & so they can be with their granddaughter.

SQUARE FEET OF PROPERTY: 13,000 Sq. feet

SQUARE FEET OF STRUCTURE(S) 2,750 sq. ft. 840 sq. ft.

PARKING SPACES REQUIRED: No additional Needed SPACES PROVIDED: 2

PLEASE STATE YOUR PROPOSED HOURS OF OPERATION _____
(not necessary for residential uses)

THE FOLLOWING ARE THE TYPICAL HOURS OF OPERATION FOR COMMERCIAL USES

PLEASE NOTE: To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

*** PLEASE ANSWER THE FOLLOWING ONLY IF IT APPLIES TO YOUR REQUEST ***

CHURCH USE REQUESTS: (Please note: each standard pew seat is 18" wide)

Length of pews in sanctuary _____ Total number of pews in sanctuary _____

Total number of seats in the sanctuary _____

Please note: An interior floor plan showing total number of pews will be required. Your figures need to match the site plan submitted.

EXPANDED HOME OCCUPATION REQUESTS:

Square feet of building (or portion of residence) to be used _____

Number of employees, if any _____ Hours of operation _____

Is a sign requested? _____ Please state size: _____

BAC-57-'12

From: Deana Mitchell <deana.n.mitchell@gmail.com>
To: "Kim Mitchell" <kmitchell@smbbarchitects.com>, <ione.dean@shreveportla...
CC: "Bill Wiener Jr." <billwiener@me.com>, "Chris Kinsey" <ckinsey@kinse...
Date: 8/2/2012 8:04 AM
Subject: RE: Rear yard setback exception on Ockley

This property is co-owned by Deana Mitchell.

OPPOSITION

-----Original Message-----

From: Kim Mitchell [mailto:kmitchell@smbbarchitects.com]
Sent: Wednesday, August 01, 2012 10:45 AM
To: ione.dean@shreveportla.gov
Cc: Bill Wiener Jr.; Chris Kinsey
Subject: Rear yard setback exception on Ockley

Ion,

I am writing by email as you suggested during our phone conversation this morning. I was made aware of this request for exception and the deadline for submitting when I received a call from a neighbor yesterday. I am out of town on business. I own the property that abuts the subject property to the south at One Longleaf Lane.

I oppose the request to reduce the rear yard setback. The yard in question is part of a drainage way for events that exceed the subsurface storm drainage system. The area drained includes a large portion of neighborhood to the south along Line Avenue. It is common during extended heavy rain to get 2 to 3 feet deep where my property adjoins the subject property. It reached a depth of 5 feet during the early 90's.

Reducing the setback at this location is inviting problems related to future major rainfall events. How does the proposed zoning exception plan to mitigate this problem? The current hedge row planted by an owner of this property has created a dam that slows runoff and endangers upstream property. We certainly do not need a building that makes the problem worse.

As I mentioned, I have not seen the application and do not understand the intent of the request in the need for an exception. There are certainly other options for adding on to the house that do not require zoning exception and do not endanger adjoining property owners. If the intent is to build what could become an apartment building I also offer my opposition to that proposal as well.

Thank you for consideration of my concerns.

Kim Mitchell
One Longleaf Lane

Sent from my iPhone

BAC-57-12

July 31, 2012

Charles Kirkland, Director
Metropolitan Planning Commission
505 Travis
Shreveport, LA 71130

RE: Case No. BAC-57-12
application: Ryan R. Reynolds
property location: south side of Ockley Drive, 450 feet east of Creswell Avenue

We would like for you to be aware that if you vote yes on the above case, it may affect a critical drainage system. A great portion of South Highland storm water comes through this area, and has for many years. The city has been made aware of this problem many times.

Please do not act on this proposal until after a comprehensive drainage assessment has been thoroughly studied and completed.

Thankfully yours,

The neighbors of 619 Ockley Drive

cc: Cedric B. Glover, Mayor of Shreveport
Terri Scott, City Attorney
Arthur Thompson, Clerk of Council

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AUG 1 2012
METROPOLITAN PLANNING
COMMISSION

OPPOSITION

July 31, 2012

Charles Kirkland, Director
Metropolitan Planning Commission
505 Travis
Shreveport, LA 71130

RE: Case No. BAC-57-12
application: Ryan R. Reynolds
property location: south side of Ockley Drive, 450 feet east of Creswell Avenue

Attached is a petition from neighbors of the above

Our concerns include the following:

1. 619 Ockley is an extremely small lot with not enough room between property lines to get equipment or supplies in the back (The contractor has already stated he will have to take his equipment & supplies through a neighbor's yard for the construction).
2. Concern about parking for 2 families. At times, trucks have been parked on the grass at this location.
3. Worried that eventually it would become a rental property.
4. It doesn't fit into the Historic Area of the neighborhood.
5. Afraid it will affect our property values.
6. Have had numerous sewerage problems on that lot, and the one next to it.
7. That area floods because the Ockley Bayou does not take the water from our unlevel lots fast enough. The drainage is horrible; storm water from all of South Highlands has come through this area for many years, and the city is well aware of this problem.
8. In our area, electricity goes out every time a storm hits, wind blows hard or any other such mishaps (squirrels, birds, etc). Another residence would just make this situation worse.

We thank you for your consideration to this situation. We hope you will vote NO to this proposition.

Thankfully yours,

Neighbors of 619 Ockley Drive

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METROPOLITAN PLANNING
COMMISSION

OPPOSITION

PETITION AGAINST REZONING REQUEST

We, the undersigned property owner(s), object to the special exception use and variance as set forth in the Application of Ryan R. Reynolds as set for in Case No: BAC-57-12 dated July 23, 2012:

PLEASE SIGN AND PRINT YOUR NAME BELOW:

NAME	ADDRESS	PHONE NO./EMAIL
1. Virginia D. Joyner	601 Ockley Drive	865-5752 FAX 865-1356
2. Hubert L. Joyner	601 Ockley Drive	865-5752
3. Paula Franklin	623 Ockley Drive	868-3347
4. Susan Brady	3904 Creswell Ave.	868-4347
5. Jane Mitchell	1 Longleaf Lane	868-5087
6. Eleanor Joyner	642 Ockley	861-6303
7. Helen Hubley	615 Ockley Dr.	hhubley13@yahoo.com (w) 998-1719
8. John Kleine	596 Ockley Dr.	318-426-2594
9. Charles Harris	3873 Creswell Ave	318-868-8781
10. Shirley Joyner	642 Ockley	861-6303
11. Sherry Colley	608 Longleaf Rd	869-4385
12. Robert Tulett	640 Ockley Dr	865-1949
13. Emilee Joyner	642 Ockley	861-6303
14. Shirley Campbell	630 1/2 Ockley	868-4925
15. Leann Anglin	627 Ockley Drive	868-2634
16. Mike Anglin	627 Ockley Dr.	868-2634
17.		
18.		
19.		
20.		
21.	**These are signatures of the very closest neighbors of 619 Ockley.	
22.	My husband is an invalid with my 24/7 care takes most of my time and, therefore, I could not do a door-to-door.	
23.	Thank you for your considerations.	
24.	Virginia D. Joyner	
25.		
26.		

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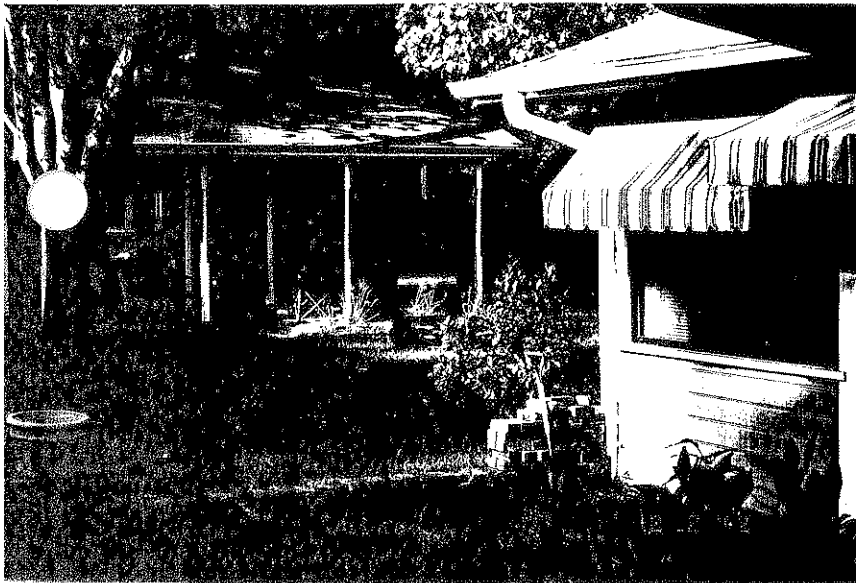
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METROPOLITAN PLANNING
COMMISSION



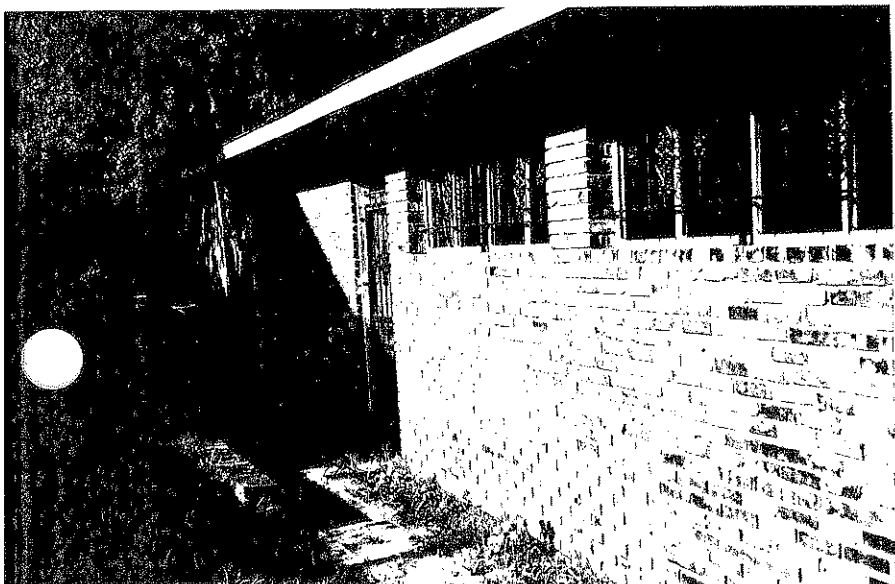
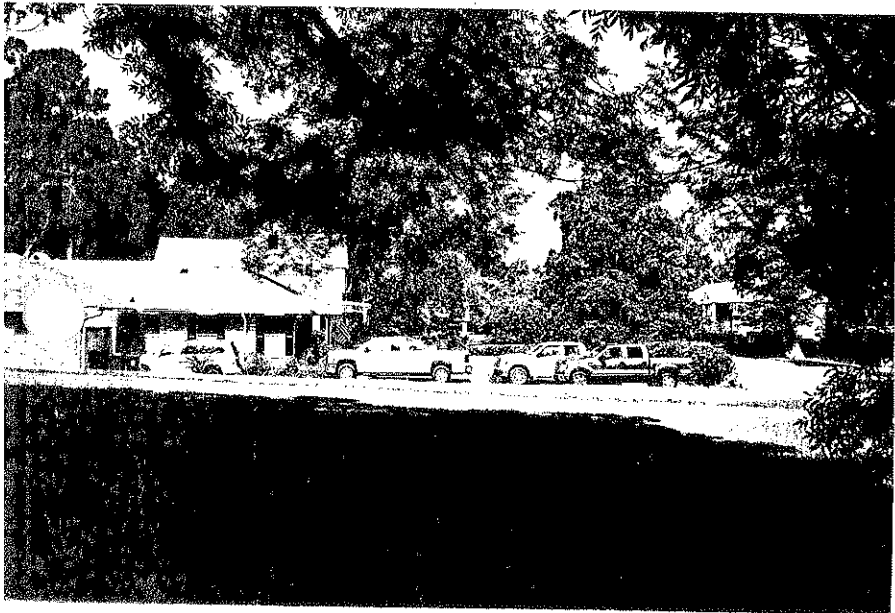
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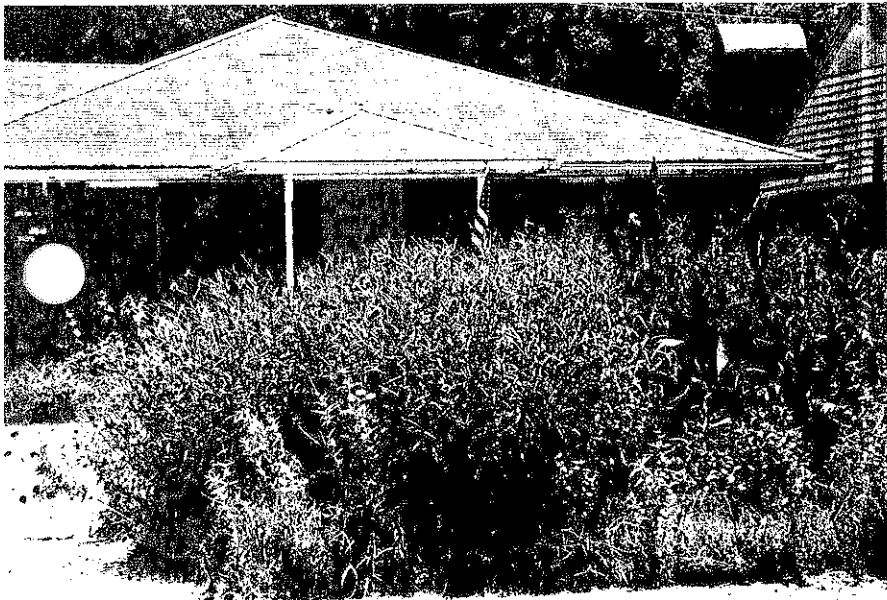
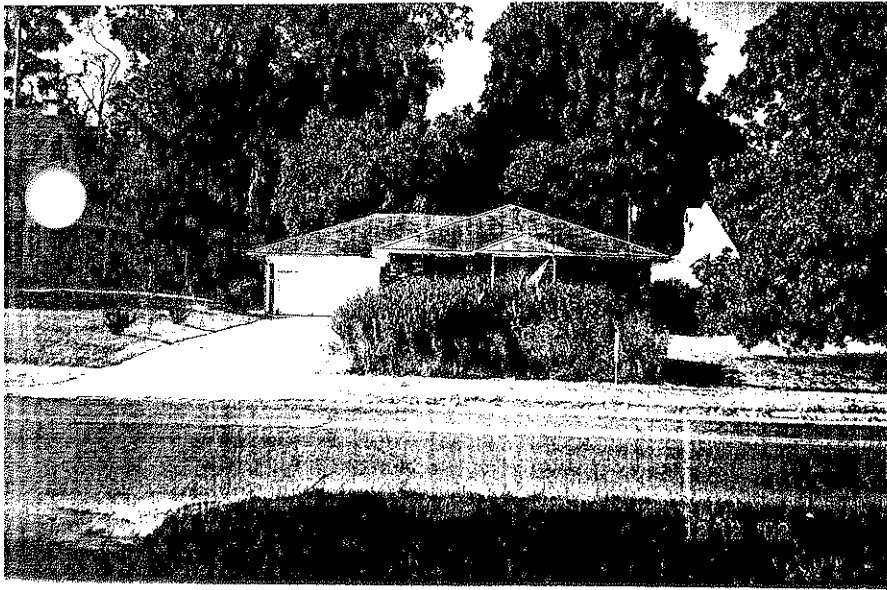
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2014



BAC-57-12

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BAC-57-12

4084



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
POST OFFICE BOX 31109
SHREVEPORT, LA 71130

E-MAIL ADDRESS:
Arthur.Thompson@ci.shreveport.la.us
PHONE: (318) 673-5262
FAX: (318) 673-5270

August 17, 2012

Mrs. Leann Anglin
627 Ockley Drive
Shreveport, LA 71106

Subject: **CASE NO. BAC-57-12:** Southside of Ockley Dr., 450' east of Creswell Avenue

Dear Mrs. Anglin:

Your appeal of the decision of the Shreveport Metropolitan Zoning Board of Appeals will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, September 11, 2012**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than 5:00 p.m. on **Wednesday, September 5, 2012**.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arthur G. Thompson".

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc: Mr. Kim E. Mitchell, 1 Longleaf Lane, Shreveport, LA, 71106
Ms. Deana N. Mitchell, 1 Longleaf Lane, Shreveport, LA 71106
Ms. Paula Franklin, 623 Ockley Drive, Shreveport, LA 71106
Mrs. Helen Hubley, 615 Ockley Drive, Shreveport, LA 71106
Mr. & Mrs. Hubert Joyner, 601 Ockley Drive, Shreveport, LA 71106
Mr. Robert A. Taliaferro, Jr., 646 Ockley Drive, Shreveport, LA 71106
Ms. Elenrae Joyner, 642 Ockley Drive, 642 Ockley Drive, Shreveport, LA 71106
Mr. Ryan R Reynolds, applicant, 619 Ockley Drive, Shreveport, LA 71106

August 15, 2012

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AUG 16 2012

METROPOLITAN PLANNING
COMMISSION

Mr. Arthur G. Thompson
Clerk, Shreveport City Council
City of Shreveport
505 Travis Street
Shreveport, Louisiana 71130

Mr. Charles Kirkland, Director
Mr. Alan Clarke, Zoning Administrator
Metropolitan Planning Commission
City of Shreveport
505 Travis Street
Shreveport, Louisiana 71130

RE: APPEAL Case Number BAC-57-12
Applicant: Ryan R. Reynolds
619 Ockley Drive, Shreveport, LA 71106
South Side of Ockley, approximately 450 feet East of Creswell

Dear Sirs:

On behalf of myself, the concerned neighbors listed below and others, we wish to APPEAL the August 08, 2012 decision of the Zoning Board of Appeals (ZBA) granting a special exception use and variance of 10 feet in the 15-foot rear yard setback requirement in an R-1D, single family residence district, to permit a secondary residential structure to be constructed 5 feet from the rear property line of this site.

The approval with the stipulation requiring an immediate member of the family living there, the new building to have architecture similar to the present architecture, and no net increase in storm water run-off is troubling for several reasons. We submit the following important issues to be thoughtfully considered:

- 1) The precedent that the ZBA's decision is setting in the beautiful South Highlands neighborhood by granting this special exception and variance.
- 2) The front yard parking-lot style parking needed to accommodate all of the vehicles will not be appropriate in the existing neighborhood.
- 3) The proposed housing will sit under the SWEPCO transmission line.
- 4) The statement made by the applicant's contractor who spoke at the meeting that he will build a retaining wall around the property to keep water that attempts to run from other properties onto the subject property. There is great concern with this statement as the history of flooding in this neighborhood has proven that a thorough understanding and knowledge of dealing with water flow and particularly water flow in this area is necessary due to the very unique topography of the area.
- 5) The possibility of a greater burden this decision will add to an aged and inadequate sewer system with a history of problems in the neighborhood.

While we understand and sympathize with the homeowner's need to have an additional home for their aging parents, there are options already available and very near the applicant's property.

This appeal is lodged on behalf of the following property owners that are nearest to the applicant:

Mr. and Mrs. Michael W. Anglin
627 Ockley Drive
Shreveport, LA 71106

Mr. Kim E. Mitchell
Home:
One Longleaf Lane
Shreveport, LA 71106

Business:
Sutton Mitchell Beebe Babin Architects, LLC
333 Texas Street, Suite 1200
Shreveport, LA 71101

Ms. Deana N. Mitchell
One Longleaf Lane
Shreveport, LA 71106

Ms. Paula Franklin
623 Ockley Drive
Shreveport, LA 71106

Mrs. Helen Hubley
615 Ockley Drive
Shreveport, LA 71106

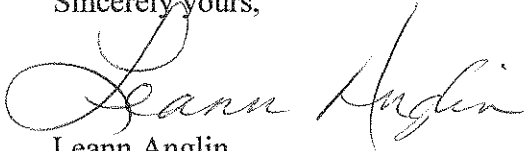
Mr. and Mrs. Hubert Joyner
601 Ockley Drive
Shreveport, LA 71106

Mr. Robert A. Taliaferro, Jr.
646 Ockley Drive
Shreveport, LA 71106

Ms. Elenrae Joyner
642 Ockley Drive
Shreveport, LA 71106

Thank you for your assistance and cooperation in this important matter. Please do not hesitate to contact me at any time if you have questions. We sincerely appreciate your thoughtful consideration of this appeal.

Sincerely yours,

A handwritten signature in cursive script that reads "Leann Anglin". The signature is fluid and elegant, with a large initial "L" and a long, sweeping underline.

Leann Anglin
(318) 868-2634

Cc: Oliver Jenkins, District Councilman
Jeff Everson, District Councilman